153.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,000 / 818,000
					USE VALUE:	818,000 / 818,000
					ASSESSED:	818,000 / 818,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GENTILE BETTINA	
Owner 2:		
Owner 3:		
Street 1:	26 EUSTIS ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1913, having primarily Wood Shingle Exterior and 1766 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	302,000		516,000	818,000
Total Card	0.172	302,000		516,000	818,000
Total Parcel	0.172	302,000		516,000	818,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.09 | /Parcel: 463.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	101865
GIS Ref	
GIS Ref	
Insp Date	10/26/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,000	0	7,500.	516,000	818,000	818,000	Year End Roll	12/18/2019
2019	101	FV	233,800	0	7,500.	483,800	717,600	717,600	Year End Roll	1/3/2019
2018	101	FV	233,800	0	7,500.	399,900	633,700	633,700	Year End Roll	12/20/2017
2017	101	FV	204,300	0	7,500.	367,700	572,000	572,000	Year End Roll	1/3/2017
2016	101	FV	204,300	0	7,500.	335,400	539,700	539,700	Year End	1/4/2016
2015	101	FV	199,300	0	7,500.	329,000	528,300	528,300	Year End Roll	12/11/2014
2014	101	FV	199,300	0	7,500.	305,700	505,000	505,000	Year End Roll	12/16/2013
2013	101	FV	199,300	0	7,500.	290,900	490,200	490,200		12/13/2012

!12027!

PRINT

Date	Time
12/11/20	02:08:52

LAST REV

Date	Time
07/18/17	11:57:36

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12027

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GENTILE DAVID	29238-390		10/20/1998	Family	1	No	No		Y

USER DEFINED

Prior Id # 1:	101865
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2016	71	Redo Kit	9,860		1/20/2016			remodel kitchen
7/17/2008	783	New Wind	4,575					blow in insulation

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2016	Permit Visit	DGM	D Mann
10/26/2016	Measured	DGM	D Mann
10/26/2016	Left Notice	DGM	D Mann
1/13/2009	Measured	372	PATRIOT
12/16/1999	Mailer Sent		
11/22/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.86	9									516,000						516,000	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 516,000 | Spl Credit | Total: 516,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370953
Depreciation:	68997
Depreciated Total:	301956

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

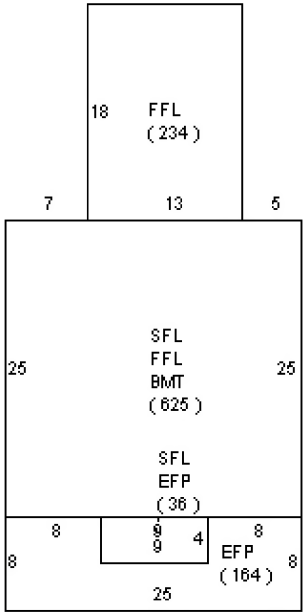
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.05
Special Features:	0	Val/Su Net:	132.51
Final Total:	302000	Val/Su SzAd	207.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	859	167.050	143,492
BMT	Basement	625	66.400	41,500
SFL	Second Floor	595	167.050	99,376
EFP	Enclos Porch	200	40.430	8,085

Net Sketched Area:	2,279			Total:	292,453
Size Ad	1453.9	Gross Are	2345	FinArea	1766

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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